

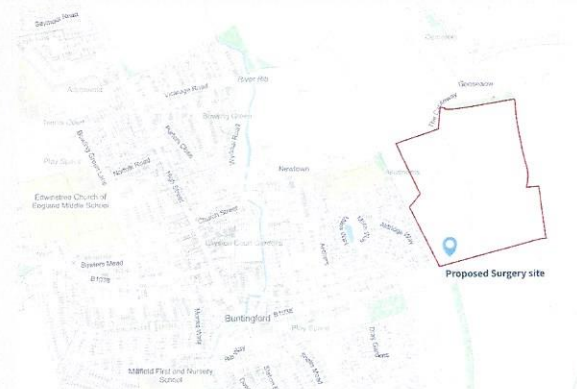


## LAND NORTH OF HARE STREET ROAD - NEW SURGERY FACTSHEET

THIS FACTSHEET PREPARED BY BUNTINGFORD & PUCKERIDGE MEDICAL PRACTICE AND TAYLOR WIMPEY PROVIDES ADDITIONAL INFORMATION ON THE PROPOSALS FOR A NEW SURGERY AND APPROXIMATELY 200 HOMES ON LAND NORTH OF HARE ST ROAD BUNTINGFORD

1. Over the past 10 years The Buntingford & Puckeridge Medical Practice partners (BPMP) have explored a range of options for the redevelopment of the existing surgery. The Partners have considered the viability of redeveloping the existing site, and have worked with the Town and County Councils to explore and consider several alternative sites in the town. None of these sites were found to be viable, suitable or deliverable, nor did they have the space to provide the size of the surgery required. The Partners have also approached local landowners, including those working with developers such as Taylor Wimpey, to find alternative sites to locate a fit for purpose, modern, future-proofed facility that extends the range of services provided to the Buntingford community.
2. The land north of Hare Street Road has the space to deliver a new surgery up to twice the size of the existing premises, as well as providing the right infrastructure and access to support existing patient demand. It also has the potential to provide additional ancillary medical services and will allow the potential to extend or renovate at a later date to accommodate anticipated future demand.
3. The NHS currently provides no upfront capital funding for new GP premises in this area, and hence the significant cost of the building requires long term investment from the BPMP partners, at some personal risk to themselves. There will be a commitment from the partnership that the land and building will have continuing ongoing use for medical purposes for as long as the NHS commits to rent funding of the surgery.
4. The provision of approximately 200 homes helps enable the new surgery to be delivered, through provision of access and utilities that have to be provided to the site, as well as allowing financial viability through reduced cost of land acquisition. The new Buntingford Surgery will be constructed prior to the first house being built on the land as part of an infrastructure-first approach by Taylor Wimpey, and subject to receiving planning permission from EHDC, the new surgery can be built and open in early 2026 prior to the expiry of the existing lease.
5. The new surgery will be BREEAM Excellent meaning that the building will be highly sustainable, energy-efficient and have a minimal impact on the environment. It will be state-of-the-art as the initial concept design demonstrates, with a focus on sustainable travel including the proposed delivery of a new bus stop.

WE WILL SHORTLY BE PROVIDING FULL DETAILS ON THE PROPOSALS AND COMMENCING A PUBLIC CONSULTATION, WHICH WILL INCLUDE A CONSULTATION EVENT. FOR MORE INFO PLEASE VISIT OUR WEBSITE BY SCANNING THE QR CODE OR TYPING:  
[WWW.HARESTREETROADCONSULTATION.CO.UK](http://WWW.HARESTREETROADCONSULTATION.CO.UK)



**Taylor  
Wimpey**

**BUNTINGFORD & PUCKERIDGE  
MEDICAL PRACTICE**